

**TREMONTON CITY CORPORATION
REDEVELOPMENT AGENCY
March 1, 2016**

Board Members Present:

Roger Fridal, Chairman

Diana Doutre, Board Member

Lyle Holmgren, Board Member

Jeff Reese, Board Member

Bret Rohde, Board Member

Lyle Vance, Board Member

Shawn Warnke, Executive Director

Darlene Hess, Executive Secretary

Chairman Fridal called the Tremonton Redevelopment Agency Meeting to order at 7:41 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Fridal, Board Members Doutre, Holmgren, Reese, Rohde, and Vance, Executive Director Warnke, and Executive Secretary Hess.

1. Approval of agenda:

Motion by Board Member Doutre to approve the March 1, 2016 agenda. Motion seconded by Board Member Vance. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Vance - aye. Motion approved.

2. Approval of minutes – February 16, 2016

Motion by Board Member Rohde to approve the minutes of February 16, 2016. Motion seconded by Board Member Doutre. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Vance - aye. Motion approved.

3. Presentation:

- a. Presentation/report from the Neighborhood Non-Profit Housing Corporation on the previously implemented Neighborhood Improvement Program in Tremonton City - Dave Schuster, Neighborhood Nonprofit Housing Corporation

Dave Schuster from Neighborhood Nonprofit Housing Corporation (NNHC) applied for a grant through a Federal Home Bank in Seattle for \$310,000 for the rehabilitation of homes. 10 homes were in Logan, 20 were in Brigham City, and 20 were in Tremonton. Tremonton City approved \$50,000, Brigham City approved \$50,000, and Box Elder County approved \$100,000 to help. These amounts helped fix 50 homes and NNHC spent over \$560,000 on these homes.

Low-income families were chosen, with the average median income of 45%. Liens in the amount of the improvements that were made were placed on their homes for 5 years, but as long as they remain in their home this lien will be forgiven.

Each family was required to pay a portion of the costs of the repairs and the expense was based on their income.

NNHC has applied for another phase of the Grant and that was approved for \$310,000. Logan City and Box Elder County have approved for more money as well. Box Elder approved another \$100,000 with \$50,000 going to Brigham City and \$50,000 to Tremonton City. This amount will allow another phase of the project to complete another 50 homes.

Board Member Rohde asked where the \$50,000 from Tremonton comes from.

Executive Director Warnke stated that Tremonton City has a few projects areas that generate redevelopment funds for the RDA. This particular one for housing comes from the West Liberty Foods project area. Essentially 20% of the tax increment generated from the West Liberty Foods EDA is set aside to benefit housing for low to moderate income individuals and families.

Mr. Schuster stated that he has a construction supervisor they have hired to work with the sub-contractors to get the jobs done. NNHC puts notices in the utility bills with an application for the families to fill out and then they score them based on their income, family size, disability and things like that. NNHC then visits the 20 that score the highest to see what their needs are. The construction supervisor then hires the sub-contractors to get the work done.

4. New Business:

- a. Discussion and consideration of adopting Resolution No. RDA 16-01 committing funds to Neighborhood Nonprofit Housing Corporation for the continuation of a program that will make home improvements to houses that are owned by low to moderate income individuals in Tremonton City limits.

Motion by Board Member Rohde to adopt Resolution No. RDA 16-01. Motion seconded by Board Member Holmgren. Roll Call Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Vance - aye. Motion approved.

- b. Discussion and consideration of adopting Resolution No. RDA 16-02 the restated property tax increment reimbursement agreement between Tremonton City Redevelopment Agency and Tremont Center, LLC for infrastructure improvements (this restated agreement grants up to an additional \$250,000 in tax increment to the Developer for the burying of a powerline)

Board Member Vance stated that the \$250,000 is not just for burying the powerline, but it was an increase in the original cost and included other items such as burying the canal. The list of items are shown in the Exhibit.

Executive Director Shawn Warnke stated that the improvement budget shows the original amount for burying the overhead powerlines has been redlined so if the council approves the agreement, all of the changes will be accepted. It shows up to \$300,000 or the actual costs if it is less.

Micah Capener stated that at the time of setting up the budget, they did not know the exact amounts for all of the items such as burying the powerlines and the canal. The amount originally budgeted was \$50,000 and they are requesting an additional \$250,000 for a total of \$300,000 as shown in Exhibit C.

Board Member Rohde asked if the amount to bury the powerlines is less than the budgeted \$300,000. If it is, can the excess be used on the other line items?

Micah Capener stated that the Exhibit is based on an actual cost scenario, and any excess could be used for the Main Street improvements.

Motion by Board Member Vance to adopt Resolution RDA No. 16-02 as represented in Exhibit C attached. Motion seconded by Board Member Rohde. Roll Call Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Vance - aye. Motion approved.

5. Adjournment

Motion by Board Member Doutre to adjourn the meeting. Motion seconded by Board Member Vance. Vote: Board Member Doutre - aye, Board Member Holmgren - aye, Board Member Reese - aye, Board Member Rohde - aye, and Board Member Vance - aye. Motion approved.

The meeting adjourned at 8:00 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were prepared by Wendi Stickney.

Dated this _____ day of _____, 2016.

Darlene Hess, Executive Secretary